



To: Indiana Housing Finance Authority Board of Directors  
From: Sheryl Sharpe, Wendy Landes, Shannon Fountain, Erika Scott, Jacob Sipe  
Date: June 27, 2000  
Re: CHDO Works Awards

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Since 1994, IHFA has made HOME operating funds available to state-certified CHDOs for activities designed to expand capacity in developing and/or implementing affordable housing projects. Eligible activities include, but are not limited to: staff costs, office expenses, equipment, hardware and software, overhead, strategic planning, organizational development, and the expansion of existing programs.

In the second of three competitive funding rounds for 2000, IHFA received eight CHDO Works applications totaling \$239,500 in operating requests. Staff recommends funding the following six applications, totaling \$179,500.

<b>EARN, Inc. (1<sup>st</sup> award)</b>	<b>CW-000-009</b>
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CHDO Operating Amount Requested: \$30,000

**CHDO Operating Amount Recommended: \$30,000**

Location: Elkhart County

Service Area: Elkhart County

Activities: Staff salary, communication costs, office supplies

EARN, Inc. (Elkhart Association of River Neighborhoods), a newly certified CHDO, received its certification in April 2000. EARN's primary activities include acquiring and rehabilitating housing in the downtown area of Elkhart that will enrich the quality of life for the residents and businesses. The CHDO Works award will allow EARN to fund the salary of a full-time Executive Director, communication costs, and office supplies. The organization currently has two pending Housing from Shelters to Homeownership applications, one for homebuyer rehabilitation and the other for rental rehabilitation.

**Franklin Heritage Inc. (2nd award)**

**CW-000-010**

CHDO Operating Amount Requested: \$30,000  
**CHDO Operating Amount Recommended: \$30,000**

Location: Johnson County  
Service Area: Johnson County  
Activities: Staff salary, education/training, equipment/software.

Franklin Heritage, Inc. (FHI) received its CHDO certification in August 1998. FHI develops affordable housing by rehabilitating homes, promoting homeownership, and stabilizing established neighborhoods in Franklin and Johnson County. The CHDO Works award will allow FHI to fund the salary of a full-time Executive Director, train existing staff, and purchase a computer. Within the next two years, FHI anticipates submitting a HOME funding request for homebuyer rehabilitation.

**Haven House Services, Inc. (2<sup>nd</sup> award)**

**CW-000-011**

CHDO Operating Amount Requested: \$30,000  
**CHDO Operating Amount Recommended: \$30,000**

Location: Clark County  
Service Area: Clark, Floyd, Harrison Counties  
Activities: Staff salary, education/training, communication costs, equipment/software, accounting services/audit

Haven House was certified as a CHDO in February 1998. Haven House's goal is to provide short-term emergency and transitional housing for homeless persons that ensure safe, affordable short-term solutions while developing long-term solutions. They are seeking CHDO Works funds to expand the job functions of their housing planner. This position was created with the organization's first CHDO Works award. Due to the success of their programs, they would like for this position to cover homeownership purchase assistance. To achieve this, they will use funds for training and to upgrade their current phone system. Since 1998, Haven House has created 41 units of affordable housing, and they plan to request additional HOME funds for transitional housing this fall.

**LaCasa of Goshen, Inc. (5<sup>th</sup> award)**

**CW-000-012**

CHDO Operating Amount Requested: \$29,500  
**CHDO Operating Amount Recommended: \$29,500**

Location: Elkhart County  
Service Area: Elkhart County  
Activities: Staff salary, equipment/software.

LaCasa received its CHDO certification in January 1993. Since its inception 30 years ago, LaCasa has provided housing and various community services in the City of Goshen. Over the past three years, LaCasa has produced over 260 units ranging from homebuyer to rental housing. The CHDO Works award will allow LaCasa to expand the role of their Construction Manager to that of a Construction Superintendent and purchase a computer and needed software to enable the construction staff to assess costs and monitor their projects more effectively. The

organization is planning on submitting HOME applications for homebuyer new construction and rental rehabilitation next year.

<b>Ohio Valley Opportunities, Inc. (2<sup>nd</sup> award)</b>
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<b>CW-000-013</b>
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CHDO Operating Amount Requested: \$30,000

**CHDO Operating Amount Recommended: \$30,000**

Location: Scott County

Service Area: Scott, Jennings, and Jefferson Counties

Activities: Staff salary, education/training, travel, equipment/software, office supplies, consultant fees (for strategic planning)

Ohio Valley Opportunities, Inc. (OVO) was certified as a CHDO in June 1997. OVO will use the CHDO Works award to hire their first, full-time housing development staff person. This Program Development Specialist position will be responsible for all housing development activities including community coordination with local elected officials, developers, realtors, and bankers, and would oversee project development from conception to completion. CHDO Works funds will also be used to train employees, update computer and fax equipment, and to develop the housing portion of the agency's strategic plan. OVO has completed 25 units of affordable housing since 1998 and intends to request HOME funds for homebuyer rehabilitation and transitional housing next year.

<b>Twin Oaks Housing Corporation (1<sup>st</sup> award)</b>
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<b>CW-000-014</b>
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CHDO Operating Amount Requested: \$30,000

**CHDO Operating Amount Recommended: \$30,000**

Location: Montgomery County

Service Area: Montgomery County

Activities: Staff salary, education/training, travel, utilities, taxes, insurance, equipment/software, office supplies

Twin Oaks Housing Corporation received its CHDO certification in November 1999. Twin Oaks' primary activities include creating and implementing housing and supportive services for low-income populations. The CHDO Works award will allow Twin Oaks to expand the job function of the advocate/case manager to undertake and include the case management duties for housing. These funds will also be used to train existing staff and purchase a computer, printer, and copy machine. The organization anticipates submitting a HOME funding request for transitional housing this fall.